



## NOTICE OF APPLICATION ("OFF HOLD" NOTICE) AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

**DATE OF NOTICE OF APPLICATION:** July 25, 2014

**LAND USE NUMBER:** LUA13-001572, ECF, PP, CAR

**PROJECT NAME:** Tiffany Park Reserve

**PROJECT DESCRIPTION:** The applicant requested SEPA Environmental Review and Preliminary Plat approval for a 98-lot subdivision on November 14, 2013. The Planning Division of the City of Renton accepted the above master application for review on November 25, 2013. During our review, staff determined additional information was necessary in order to proceed. On December 16, 2013 the project was placed on hold pending receipt of a Habitat Data Report and Independent Secondary Review of the provided Critical Area Report and Traffic Study. The applicant has submitted all necessary information in order to proceed.

The applicant has submitted a revised proposal requesting SEPA Environmental Review and Preliminary Plat approval for a 97-lot subdivision. The 21.7 acre site is located within the Residential-8 dwelling units per acre (R-8) zoning classification. A small portion of the site located within the R-4 zoning classification. All proposed lots would be located within the R-8 zoning classification. The subject property is located at the dead end of SE 18th St bordered by the Cedar River Pipeline along the southern property line and Mercer Island Pipeline along the eastern property line. The 97 lots would result in a density of 5.70 dwelling units per acre. Lot sizes would range from 4,500 square feet to 8,456 square feet with an average lot size of 5,399 square feet. In addition to the 97 lots, 13 tracts are proposed for sensitive areas, tree retention, storm drainage, access, pedestrian connections, and open space including an (existing) vegetated buffer along the northern boundary 10-feet in width. Access to the site would be gained from SE 18th St with secondary access extended from 124th PI SE. The site is currently vacant with 1,305 significant trees and the applicant has proposed to retain 147 trees. A stormwater detention vault is proposed which would discharge into an existing wetland on the site. The applicant has submitted a Wetland Report, Drainage Report, Traffic Impact Analysis, Geotechnical Engineering study, Arborist Report, Habitat Data Report, and Independent Secondary Studies for Transportation and Wetlands with the application. Access to the site would be gained from SE 18th St with secondary access extended from 124th PI SE. Internal residential access streets are proposed to provide access to each lot. The site contains three Category 2 wetlands (Wetlands A, C, and, D) and two Category 3 wetlands (Wetland B and E). The applicant is proposing wetland buffer reductions in the amount of approximately 8,000 square feet to be mitigated with buffer additions in the amount of approximately 48,000 square feet. The applicant is also requesting a Critical Area Exemption for the extension of SE 18th St through portions of the buffer associated with Wetland E.

**PROJECT LOCATION:** SW of Pierce Ave SE and E of end of SE 18th St

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M):** As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

**PERMIT APPLICATION DATE:** November 14, 2013

**NOTICE OF COMPLETE APPLICATION:** November 26, 2013

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Tiffany Park Reserve/LUA13-001572, ECF, PP

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_



# City of Renton



**APPLICANT/PROJECT CONTACT PERSON:**

Wayne Potter, Novastar, EML: [wpotter@novastardev.com](mailto:wpotter@novastardev.com),  
MAIL: 18215 72nd Ave S, Kent, WA 98032

**Permits/Review Requested:**

Environmental (SEPA) Review, Preliminary Plat Approval, Critical Area Exemption

**Other Permits which may be required:**

Building, Construction

**Requested Studies:**

Arborist Report, Drainage Report, Geotechnical Report, Traffic Impact Analysis, Wetlands Assessment, Habitat Study, Secondary Review for Traffic Analysis and Wetland Assessment.

**Location where application may be reviewed:**

Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

**PUBLIC HEARING:**

Public hearing is tentatively scheduled for September 23, 2014 before the Renton Hearing Examiner in Renton Council Chambers at 9:00 AM on the 7th floor of Renton City Hall located at 1055 South Grady Way.

**CONSISTENCY OVERVIEW:**

**Zoning/Land Use:**

The subject site is designated **Residential Single Family (Comp RSF)** and **Residential Low Density (RLD)** on the City of Renton Comprehensive Land Use Map **Residential 8 (R-8)** and **Residential 4 (R-4)** and on the City's Zoning Map.

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NAME: \_\_\_\_\_

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Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City's SEPA ordinance, <b>RM C4-2-110A</b> and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	<p>The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.</p> <ul style="list-style-type: none"> <li>▪ <i>The applicant will be required to protect valuable environmental amenities and ensure the development is as compatible <u>as possible</u> with the ecological balance of the area.</i></li> <li>▪ <i>The applicant will be required to provide adequate mitigation for Transportation Impacts.</i></li> </ul>

Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on August 8, 2014. This matter is also tentatively scheduled for a public hearing on September 23, 2014, at 9:00 AM, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

**PROJECT MANAGER:** Rocale Timmons, Senior Planner; Tel: (425) 430-7219; Eml: Rtimmons@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

